

67  
82-164-SPHA  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a sideyard setback of 4 ft. instead of the required 10 ft. and to permit a rear yard setback of 4 ft. instead of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. For convenience, comfort, safety of occupants, and insurance purposes, and other reasons to be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Phone No. \_\_\_\_\_

Legal Owner(s):  
Tyree L. Back Sr.  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Delores M. Back  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of December, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1982, at 9:30 o'clock A.M.

*William E. Hammond*  
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 15, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ofo  
Nicholas B. Comodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Tyree L. Back, Sr.  
2843 Louisiana Avenue  
Baltimore, Maryland 21227

RE: Item No. 67  
Petitioner - Tyree L. Back, Sr., et ux  
Special Hearing & Variance Petitions

Dear Mr. & Mrs. Back:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing originates as a result of a recent zoning violation hearing, Case #01-13-V, in which it was determined that the existing building to the rear was being utilized as an office.

In view of your proposal to attach this structure to the existing dwelling by a 37' breezeway, this combination hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Comodari*  
NICHOLAS B. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures

67  
82-164-SPHA  
PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 530.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the connection of the existing garage/office to the existing dwelling by a 37' breezeway.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Phone No. \_\_\_\_\_

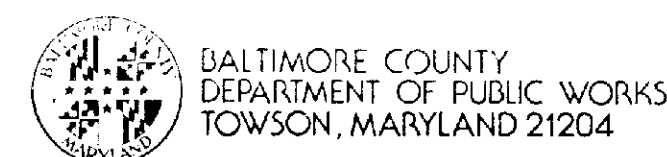
Legal Owner(s):  
Tyree L. Back, Sr.  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Delores M. Back  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of December, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1982, at 9:30 o'clock A.M.

*William E. Hammond*  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)



HARRY J. PISTEL, P.E.  
DIRECTOR

November 5, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #67 (1981-1982)  
Property Owner: Tyree L. & Delores M. Back, Sr.  
S/S Louisiana Ave. 365' W. of Brian Street  
Acres: 120 x 125 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Louisiana Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on the 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

An 8-inch public water main and 8-inch public sanitary sewerage exist in Louisiana Avenue.

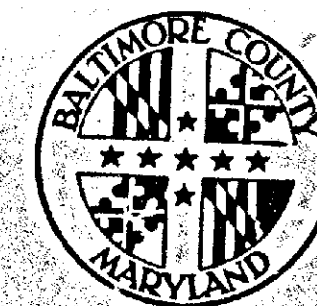
Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

C-NE Key Sheet 21 SW 5 Pos. Sheet  
SW 6 B Topo 109 Tax Map

BALTIMORE COUNTY  
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
410-3271  
NORMAN E. GERBER  
DIRECTOR

December 22, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #67, Zoning Advisory Committee Meeting, October 6, 1981, are as follows:

Property Owner: Tyree L. and Delores M. Back, Sr.  
Location: S/S Louisiana Avenue 365' W. of Brian Street  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit a sideyard setback of 4' in lieu of the required 10' and to permit a rear yard setback of 4' in lieu of the required 30'.  
Acres: 120 X 125  
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning & Zoning  
SUBJECT: Petition #82-164SpHA

Date: January 18, 1982

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director

NEG/JGH/bph

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 454-3550

STEPHEN E. COLLINS  
DIRECTOR

October 20, 1981

Re: ZAC Meeting of October 6, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 67 and 68.

*Michael S. Fianigan*  
Michael S. Fianigan  
Traffic Engineering Associate II

MSF:r1j



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/uld not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to pe.mlt

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

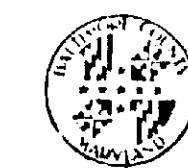
William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: October 15, 1981  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #55 - Lynch Cove Association
- Item #57 - Michael L. and Michael M. Sacilotto
- Item #58 - Pleasant Hill Chapel, Inc.
- Item #67 - Tyree L. and Dolores M. Back, Sr.
- Item #68 - Saleswun and Wezaak Limamaramit

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

11/17th



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

October 9, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Tyree L. and Dolores M. Back, Sr.

Location: S/S Louisiana Avenue 365' W. of Brian Street

Item No.: 67

Zoning Agenda: Meeting of October 6, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK /mb /cm

Mr. and Mrs. Tyree L. Back, Sr.  
2843 Louisiana Avenue  
Baltimore, Maryland 21227

December 30, 1981

## NOTICE OF HEARING

RE: Petitions for Special Hearing & Variances  
S/s Louisiana Ave., 365' W of Brian St.  
Case #82-164-SPHA

TIME: 9:30 A.M.

DATE: Thursday, January 28, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*[Signature]*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3053

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 20, 1982

Mr. and Mrs. Tyree L. Back, Sr.  
2843 Louisiana Avenue  
Baltimore, Maryland 21227

RE: Petitions for Special Hearing & Variances  
S/s Louisiana Ave., 365' W of Brian St.  
Tyree L. Back, et ux - Petitioners  
Case #82-164-SPHA

Dear Mr. and Mrs. Back:

This is to advise you that \$56.45 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:kir

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 104532

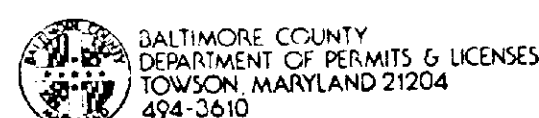
DATE: 1/27/82 ACCOUNT: 01-662

AMOUNT: \$56.45

RECEIVED FROM: Tyree L. Back  
FOR: Posting & Advertising of Case #82-164-SPHA

56454

VALIDATION OR SIGNATURE OF CASHIER



TED ZALESKI JR.  
DIRECTOR

November 13, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #67 Zoning Advisory Committee Meeting. October 6, 1981 are as follows:

Property Owner: Tyree L. and Dolores M. Back, Sr.  
Location: S/S Louisiana Avenue 365' W. of Brian Street  
Bldg. No.: 5-5  
Proposed Zoning: Variance to permit a sideyard setback of 4' in lieu of the required 10' and to permit a rearward setback of 4' in lieu of the required 30'.

Acres: 120 X 125  
District: 13th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed, con comply with the height/area requirements of Table 309, and the required construction classification of Table 214.

X I. Comments: Lot line between 15 and 16, 16 and 17, 17 and 18, 18 and 19 shall be removed from plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*[Signature]*  
Charles E. Burman, Chief  
Plan Review

CEB:zzj

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Doherty, Superintendent

Towson, Maryland - 21204

Date: October 5, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 6, 1981

RE: Item No: 67, 68, 69  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*[Signature]*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

February 3, 1982

Mr. & Mrs. Tyree L. Back  
2843 Louisiana Avenue  
Baltimore, Maryland 21227

RE: Petitions for Special Hearing and  
Variances  
S/S of Louisiana Ave., 365' W of Brian  
St. - 13th Election District  
Tyree L. Back, et ux - Petitioners  
NO. 82-164-SPHA (Item No. 67)

Dear Mr. & Mrs. Back:

I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Delores O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

John W. Hessian, III, Esquire  
People's Counsel

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/S of Louisiana Ave., 365'  
W of Brian St., 13th District

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

TYREE L. BACK, et ux, Petitioners : Case No. 82-164-SPHA

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I hereby enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therein,  
and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hessian, III*  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 11th day of January, 1982, a copy of the foregoing  
Order was mailed to Mr. & Mrs. Tyree L. Back, S., 2843 Louisiana Avenue, Baltimore,  
Maryland 21227, Petitioners.

*John W. Hessian, III*  
John W. Hessian, III

1/28/82 Petitioner  
ALTHUIC D. Smith -  
2549 L.A. Ave.  
BALTIMORE, MD. 21227  
PH # 789-5993

*Sharon E. Hoffman*  
Bunn - E. Hoffman  
2853 Louisiana Ave. 21227

*William E. Smith*  
2849 Louisiana Ave. 21227

*Arthur E. Rector*  
2851 Louisiana Ave. 21227

*George F. Wolf*  
2847 Louisiana Ave. Baltimore County, Maryland 21227

*James O'Connell*, 3019 Michigan Ave. 21227

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

January 7 1982

THIS IS TO CERTIFY, that the annexed advertisement of

P OA 3521 Petition for Special Hearing

was inserted in the following:

- ☐ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,  
once a week for one successive weeks before  
the 9 day of January 1982, that is to say,  
the same was inserted in the issues of

January 6, 1982

COLUMBIA PUBLISHING CORP.  
By *J. L. Reddy*

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

RE: PETITIONS FOR SPECIAL HEARING  
AND VARIANCES  
S/S of Louisiana Ave., 365' W of  
Brian St. - 13th Election District  
Tyree L. Back, et ux - Petitioners  
NO. 82-164-SPHA (Item No. 67)

BEFORE THE  
DEPUTY ZONING  
COMMISSIONER  
OF  
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result  
of a Petition for Special Hearing to determine whether or not the connection  
of the existing garage/office to the existing dwelling by a 37 foot breezeway  
should be approved and, additionally, a Petition for Variance from Section  
1B02.3.C.1 to permit a side yard setback of four feet in lieu of the required  
ten feet and a rear yard setback of four feet in lieu of the required thirty feet.

Testimony presented at the hearing indicated that the improvements on  
the property consist of an existing 28' by 43' residence and a 23' by 55' build-  
ing located at the rear of the site. The site plan, contained in the file, in-  
dicates the building to be an existing garage, whereas, in contrast, the  
Spec Hearing Petition refers to the building as an existing garage/office.

The petitioners propose to connect the two existing buildings with a 37  
foot breezeway in order to create a dwelling comprised of the residence,  
breezeway, and rear building. This improvement would not meet the side and  
rear yard setbacks required for a dwelling, thereby necessitating the request-  
ed variances. The rear building was formerly used as an office, and the  
petitioners propose to resume that use if the petitions are granted.

Without reviewing the evidence further in detail but based upon all of the  
evidence presented at the hearing, in the judgement of the Deputy Zoning Com-  
missioner, the petitioners' desire to locate an office on residential property  
not within the confines of the existing dwelling but within a building, techni-  
cally under the definition of a dwelling but comprised of a most unusual

PETITION FOR SPECIAL HEARING & VARIANCES  
DISTRICT

ZONING: Petition for Special Hearing & Variances  
LOCATION: South side of Louisiana Avenue, 365 ft. West of Brian Street  
DATE & TIME: Thursday, January 28, 1982 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,  
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and  
Regulations of Baltimore County will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the  
Baltimore County Zoning Regulations to determine whether  
or not the Zoning Commissioner and/or Deputy Zoning  
Commissioner should approve the connection of the existing  
garage/office to the existing dwelling by 37' breezeway, and  
Variances to permit a side yard setback of 4' instead of the  
required 10' and to permit a rear yard setback of 4' instead  
of the required 30'.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3.C.1 - Minimum side and rear yard setbacks in D.R. 5.5 Zone

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Tyree L. Back, et ux, as shown on plat plan filed with the  
Zoning Department

Hearing Date: Thursday, January 28, 1982 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

joining of improvements, is not in strict harmony with the spirit and intent of  
the Baltimore County Zoning Regulations. Further, the evidence and testi-  
mony does not prove practical difficulty and/or unreasonable hardship and  
would adversely affect the health, safety, and general welfare of the com-  
munity.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of  
Baltimore County, this 3rd day of February, 1982, that the above  
described Special Hearing should be and the same is hereby DENIED and,  
by necessity, the requested Variance should also be DENIED.

*Jean M. H. Jung*  
Deputy Zoning Commissioner of  
Baltimore County

ZONING DESCRIPTION

Beginning on the Southside of Louisiana Avenue 365' west of Brian Street.  
Being lots 11-19, Block "I". Recorded in the land records of Baltimore County  
on plat of Rosemont Book 7, Folio 100. Also known as 2843 Louisiana Avenue.



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>UCR</u>			Revised Plans:				Change in outline or description		Yes	
Previous case: <u>—</u>			Map # <u>2.7</u>						No	

Item # 66

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 23 day of September, 1981.\*

Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

Item # 67

William E. Hammond  
William E. Hammond, Zoning Commissioner

Petitioner Tyree L. Back Submitted by Same

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 102693

DATE 12/29/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Tyree L. Back, Sr.

FOR Filing Fee for Case #82-164-SPHA

1254

25.00

VALIDATION OR SIGNATURE OF CASHIER

## PETITION FOR SPECIAL HEARING & VARIANCES 15th DISTRICT

ZONING: Petition for Special Hearing & Variances  
LOCATION: South side of Louisiana Avenue, 365 ft. West of Brian Street  
DATE & TIME: Thursday, January 29, 1982 at 9:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Hearing under Section 600.7 of the Baltimore County Zoning Regulations to determine whether or not Zoning Commissioner and Deputy Zoning Commissioner should approve the connection of the existing garage/office to the existing dwelling by 27' breezeway, and Variances to permit a side yard setback of 4' instead of the required 10' and to permit a rear yard setback of 4' instead of the required 30'.

The Zoning Regulation to be exempted as follows:  
Section 180B.3.C.1-Minimum side and rear yard setbacks in D.R. 5.5 Zone.

All that parcel of land in the Thirteenth District of Baltimore County

Beginning on the Southside of Louisiana Avenue 365' west of Brian Street, being lots 14-19, Block "I", Recorded in the land records of Baltimore County on plat of Rosemont Book 7, Folio 100. Also known as 2843 Louisiana Avenue.

Being the property of Tyree L. Back, et ux, as shown on plat filed with the Zoning Department

Hearing Date: Thursday, January 29, 1982 at 9:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Jan. 7, 1982

## CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. and was published on the day of January, 1982, the day of publication appearing on the 1st day of January, 1982.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$

Mr. & Mrs. Tyree L. Back, Sr.  
2843 Louisiana Avenue  
Baltimore, Md. 21227

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of December, 1981

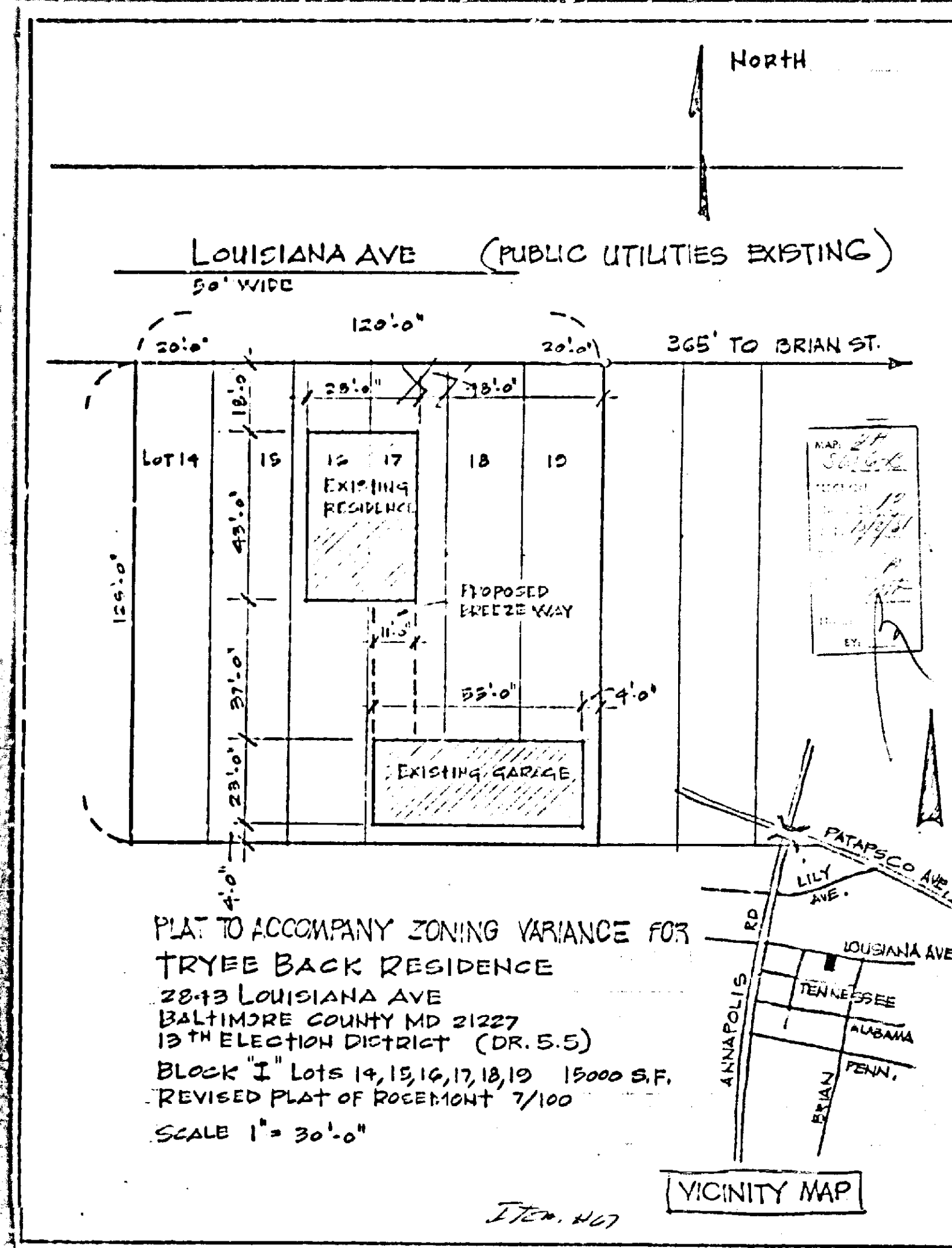
William E. Hammond  
Zoning Commissioner

Petitioner Tyree L. Back, Sr. et ux

Petitioner's Attorney —

Reviewed by Nicholas B. Commodari

Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



PLAT TO ACCOMPANY ZONING VARIANCE FOR  
TRYEE BACK RESIDENCE  
2843 LOUISIANA AVE  
BALTIMORE COUNTY MD 21227  
13TH ELECTION DISTRICT (DR. 5.5)  
BLOCK "I" Lots 14, 15, 16, 17, 18, 19 15000 S.F.  
REVISED PLAT OF ROSEMONT 7/100  
SCALE 1" = 30'-0"

Item # 67

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

82-164-SPHA

District 13 Date of Posting Jan 8 - 82

Posted for: Special Hearing and Variance

Petitioner: Tyree L. Back, Sr.

Location of property: Sp. Louisiana Avenue 365 W of Brian St

Location of Signs: South side of Louisiana Avenue approx. 375' West of Brian St.

Remarks: —

Posted by: N. J. Arata Date of return: January 14 - 82

1 sign Signature

